




A 101



VINCIMMOBILIER RHONE ALPES AUVERGNE  
3 rue Paul GARNIER  
74 000 ANNECY




**DOMAINE  
LES DENTS  
BLANCHES**  
MORZINE



PLAN DE VENTE PROVISOIRE		20/12/2022
ETAGE	LOGEMENT	TYPE
R+1	A 101	T2 cabine

PIECE	SURFACE SHAB	SURFACE <1.80m
CHAMBRE	10,29 m <sup>2</sup>	
COIN NUIT	4,61 m <sup>2</sup>	
DGT	3,05 m <sup>2</sup>	
ENTREE	2,96 m <sup>2</sup>	
SDE	4,53 m <sup>2</sup>	
SEJOUR / CUISINE	21,75 m <sup>2</sup>	
<b>TOTAL SURFACES</b>	<b>47,29 m<sup>2</sup></b>	
BALCON	9,73 m <sup>2</sup>	
<b>TOTAL SURFACES EXTERIEURES</b>	<b>9,73 m<sup>2</sup></b>	

Note : Les placards et/ou rangements intérieurs sont compris dans la surface de la pièce attenante.



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Notes : Les surfaces indiquées sont approximatives et peuvent varier dans le cadre de la législation des ventes en état futur d'achèvement. Les rebordées, sorties et constatations ne sont pas figurées. Des modifications sont susceptibles d'être apportées en fonction des nécessités techniques de la réalisation tant en ce qui concerne les dimensions liées aux équipements. Les parties, s'il y a, sont aménagées en fonction de la topographie du site, la présence éventuelle de seuils dans leur emprise et/ou de la présence de regards, lampes, avatars, autres.

## Fantastic NEW one bedroom + bunk room apartment in the centre of MORZINE

Price : 485 000 €

Reference DB A101

Morzine

Apartment

Bedrooms 2

Floors 3

Habitable Area 47.29 m<sup>2</sup>

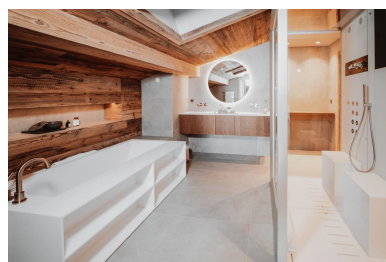
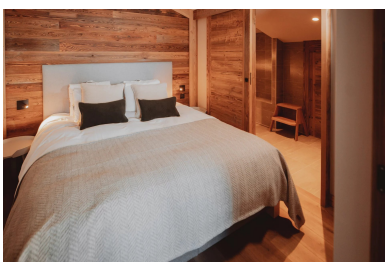
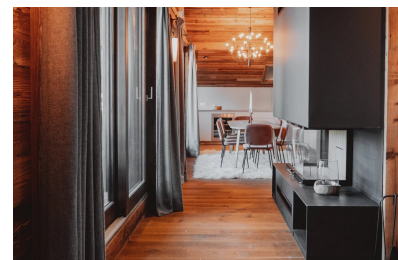
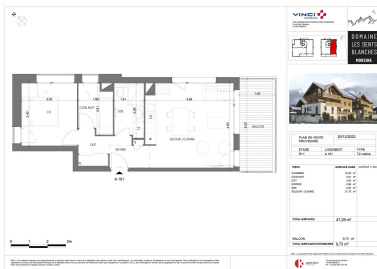
### Description

Fantastic NEW one-bedroom + bunk room apartment in the centre of MORZINE This bespoke residence is perfect for those seeking a tranquil location with quick access to the slopes and only a few minutes walk from the centre of Morzine. In addition, this area offers panoramic views of Le Pleney and Super Morzine. Everything the resort has to offer is on your doorstep! The Dents Blanche residence consists of two buildings spanning three levels, each with high-quality fittings and carefully designed

living spaces. The Dents Blanches program seamlessly blends modern amenities with authentic Morzine architecture. Apartment A101 is on the first floor and offers one bedroom, a cabin room, one bathroom, an open-plan living room/kitchen, and a dining area, with a total habitable space of 47.29 sqm. The apartment will also have a southeast-facing balcony of 9.73 sqm. You can personalize your apartment according to a catalogue of available finishes and create the perfect space to suit your taste. Features include:

- Reduced notary fees (2.2%)
- Recovering the VAT (20%)
- Underfloor heating
- Sold with ten-year build guarantees
- Optimal thermal and acoustic insulation
- Low energy consumption

- 1h30 to Geneva International Airport Secured parking and cave included. Please note: Photos are to demonstrate the quality and style of the build from the developer's previous projects and may not be the actual representation of each apartment. The property is covered by the copropriété rules. Here's a unique chance to invest in the project during its initial phase. Please contact us with details of your requirements and we will get back to you with apartments that fit your criteria. Delivery date: 2nd trimester 2025 Morzine, situated between France and Switzerland, boasts of its authentic charm as a village resort in the heart of the Portes du Soleil. It seamlessly blends tradition and dynamism all year round. During winter, the vast Portes du Soleil ski area, spanning 600km of slopes between France and Switzerland, offers a variety of slopes suitable for beginners and advanced skiers alike. In summer, the resort offers a plethora of diverse activities for families to enjoy. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

## Important Notice

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